



# PUTNAM COUNTY PLANNING & DEVELOPMENT

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

## Minutes

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, May 2, 2019 at 6:30 p.m. in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

### Opening

1. Call to Order

Chairman James Marshall, Jr. called the meeting to order.

2. Attendance

Mr. Jonathan Gladden called the roll.

PRESENT:

Chairman James Marshall, Jr.

Member Martha Farley

Member Tim Pierson

Member Joel Hardie

ABSENT:

Member Frederick Ward

STAFF:

Lisa Jackson

Karen Pennamon

Jonathan Gladden

3. Rules of Procedures

Mrs. Karen Pennamon read the Rules of Procedures.

### Minutes

4. Approval of Minutes - April 4, 2019

Motion made by Member Pierson, Seconded by Member Hardie

Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

### Requests

5. Request by **John Schreiner** for a side yard setback variance at 138B Little River Run North. Presently zoned R-2. [**Map 057A, Parcel 001, District 4**]. **Mr. Schreiner represented this request.** He stated that they are requesting a 4-foot side yard variance, being 16 feet from both side property lines to construct a house. The lot is 80 feet wide and the width of the house is 44 feet. No one spoke in opposition to this request.

**Staff recommendation is for approval of a 4-foot side yard setback variance, being 16 feet from both the left and right-side property lines.**

Motion for approval made by Member Hardy, Seconded by Member Farley

Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

6. Request by **Thomas N. Paz** for a side yard setback variance at 255B Clubhouse Road. Presently zoned R-2. [**Map 111B, Parcel 030, District 3**]. **Mr. Thomas Paz represented this request.** He stated he is requesting a 10-foot side yard setback variance, being 10 feet from both side property lines to construct a house. He added that the goal is to keep every room on one level like a ranch style home. Mr. Paz stated that he would like to be consistent with the surrounding properties which have doublewide manufactured homes on them. He stated he does not want his home to be the tallest house in the neighborhood. Mr. Marshall stated that the staff recommendation is for approval of a 5-foot side yard setback variance, being 15 feet from both the left and right-side property lines. Mr. Paz stated that this would not work for the proposed plans and they will have to rework the design for the house. Ms. Jackson stated that she had spoken to Mr. Paz earlier concerning the property and had also visited the property. She added that based on the measurements taken the lot width is 90 plus feet. The foot print of the structure is wide and there is room to reduce the plans down at least 5 feet on each side. She added that due to the length of the house and depth of the lot there are ways to maneuver the proposed house on the property and accomplish what he is proposing without a large encroachment to the lake. Mr. Paz stated that the plan is to maximize the rooms that have a view of the lake and they were careful about the placement of the house on the lot, so they did not adversely impact the neighbors view of the lake. Mr. Greg Stone spoke in opposition to this request, he stated he owns the adjacent property to the left of Mr. Paz and was under the assumption that there is a 20-foot setback on lots beside them. The reasons they purchased the lots was because they did not think anyone would be building 10 feet from their property line. Mr. Marshall stated that this solution will enable Mr. Paz to encroach on the side property lines by 5 feet which is common for narrow lots. Mr. Doyle Stone spoke in opposition to this request and stated that he would not be building anything in close proximity to Mr. Paz's property because he respects the setback requirement. Ms. Jackson explained that this is a non-conforming lot because the minimum lot size is 100 feet wide and this lot is only 90 feet wide at building setback. The lot does not meet the minimum standards, so all things are not equal. She stated that each lot is different and there are different factors to be considered when reviewing a variance. she added that Mr. Paz's request meets the minimum requirement for a variance however, they did take the size and width that he was proposing into consideration. Mr. Greg Stone asked about the appeal process concerning this variance request. Ms. Jackson stated that he can submit his request to appeal to the Planning & Development Department within 10 days and it would be presented to the Board of Commissioners.

**Staff recommendation is for approval of a 5-foot side yard setback variance, being 15 feet from both the left and right-side property lines.**

Motion made by Member Pierson, Seconded by Member Hardie

Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

7. Request by **Jef L. Hulgan** for a side yard setback variance at 202 Jackson Road, S.E. Presently zoned R-1. [**Map 086B, Parcel 043, District 4**]. **Mr. Jef Hulgan represented this request.** Mr. Hulgan stated that the applicant is requesting a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the house to construct a garage. He added that the lot is narrow and if they tried to maintain the 20-foot side yard setback requirement the proposed garage would be directly in front of the house. No one spoke in opposition to this request.

**Staff recommendation is for approval of a 10-foot side yard setback variance, being 10 feet from the right-side property line when facing the lake.**

Motion made by Member Pierson, Seconded by Member Hardie

Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

8. Request by **R. Greg Waddell, agent for Kerry & Laura Murphy** for a rear yard setback variance at 109 Willow Cove. Presently zoned R-1. **[Map 087B, Parcel 077, District 4]. This item was tabled until the next meeting.**

Motion made by Member Pierson, Seconded by Member Hardie

Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

9. Request by **Allan R. Curtis** for a rear yard setback variance at 103 Ashwood Cove. Presently zoned R-1. **[Map 087B, Parcel 222, District 4]. Mr. Allan represented this request. Mr. Allan** stated that he is requesting a 38-foot rear yard setback variance, being 62 feet from the nearest point to the lake to replace two existing decks that were deteriorating. He stated that when he applied for a building permit to replace the decks, he was informed that he must apply for a variance because he was requesting to build within the 100-foot setback requirement from the lake. Mr. Allan stated that the proposed decks will be off the master bedroom and off the back door. Ms. Jackson asked if he was proposing to build everything in the exact location. Mr. Curtis stated that one deck will be 4 feet to the side not towards the lake. Ms. Jackson stated that she had visited the site and based on the measurements taken it was 66 feet from the nearest point to the lake. Mr. Paz stated that he had measured 62 feet from the lake. Ms. Jackson stated that to be fair with him in the recommendation they can revise it for the deck replacements to be in the exact location of the original decks.

**Staff recommendation is approval of a 34-foot rear yard setback variance, being 66 feet from the nearest point to the lake. The recommendation was revised for approved for a 38-foot variance, being, 62 feet from the nearest point to the lake for the replacement of the existing decks in the exact location of the original decks.**

Motion made by Member Pierson, Seconded by Member Hardie

Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

10. Request by **Huelon F. Thrift** to rezone 2 acres at 788 Sparta Highway from AG-1 to R-2. **[Map 106, part of Parcel 057, District 2]. Due to an emergency on the part of the applicants this agenda item was heard first on the agenda. Mr. Huelon Thrift** represented this request. He stated that he had recently purchased this 31.179-acre parcel and would like to cut out and sell two acres of it. The property is zoned AG-1 and to subdivide it must be rezoned to comply with zoning regulations. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 2 acres from AG-1 to R-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Motion for approval made by Member Hardie, Seconded by Member Pierson

Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

11. Request by **Jesse Copelan, Jr., executor for Florrie Hallman Jones** Estate to rezone 15.83 acres at 297 Beaver Dam Road from AG-1 to AG-2. [**Map 007, part of Parcel 005, District 1**]. **Mr. Jesse Copelan, Jr. represented this request. Mr. Copelan** stated that the applicant owns 213.83 acres which two houses currently located on this property. In order to settle an estate, they are requesting to subdivide and rezone 15.83 acres creating two parcels to separate the two houses on the property which will go to her two children. He added that they may sell some of the property in the future. No one spoke in opposition to this request.

Staff recommendation is for approval to rezone 15.83 acres from AG-1 to AG-2 with the following condition: (1) this rezoning shall be conditioned upon the resurveying and recordation of the plat as stated in Section 66-165 (e)(3) of the Putnam County Code of Ordinances.

Motion made by Member Hardie, Seconded by Member Farley

Voting Yea: Chairman Marshall, Member Farley, Member Pierson, Member Hardie

#### New Business

Ms. Jackson discussed the upcoming GAZA Conference in August in Savannah Georgia. She informed the board a former Planning & Zoning Commission board member, Mr. Tommy Brundage, had passed. She added that Mr. Frederick Ward was not present at the meeting due to scheduled surgery.

#### Adjournment

The meeting adjourned at 7:04 p.m.